099.0	0003	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,300 /	838,300
					USE VALUE:	838,300 /	838,300
					ASSESSED:	838,300 /	838,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANNE PAVANKUMAR
Owner 2:	MUSUNURU SRAVANTHI
Owner 3:	
Street 1:	263 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COTTER JOHN/IRENE/L ESTATE -
Owner 2:	LIFE ESTATE -
Street 1:	263 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,984 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1967, having primarily Vinyl Exterior and 2500 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9984.000	359,800		478,500	838,300
Total Card	0.229	359,800		478,500	838,300
Total Parcel	0.229	359,800		478,500	838,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.32 | /Parcel: 335.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64520
GIS Ref:
GIS Ref:
Insp Date: 12/18/18

!8029!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,900	0	9,984.	478,500	838,400	838,400	Year End Roll	12/18/2019
2019	101	FV	283,900	0	9,984.	478,500	762,400	762,400	Year End Roll	1/3/2019
2018	101	FV	283,900	0	9,984.	410,100	694,000	694,000	Year End Roll	12/20/2017
2017	101	FV	283,900	0	9,984.	382,800	666,700	666,700	Year End Roll	1/3/2017
2016	101	FV	283,900	0	9,984.	328,100	612,000	612,000	Year End	1/4/2016
2015	101	FV	282,700	0	9,984.	293,900	576,600	576,600	Year End Roll	12/11/2014
2014	101	FV	282,700	0	9,984.	272,100	554,800	554,800	Year End Roll	12/16/2013
2013	101	FV	282,700	0	9,984.	259,400	542,100	542,100		12/13/2012

PRINT

Date	Time
12/10/20	22:37:13

LAST REV

Date	Time
09/26/19	08:58:17
danam	
8029	

USER DEFINED

Prior Id # 1:	64520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COTTER JOHN/IRE	71978-208	1	12/6/2018	Estate/Div	740,000	No	No	4	
COTTER JOHN F J	31935-507		10/18/2000	Family	1	No	No	4	John Francis Cotter III dod 1/31/2018
	11582-497		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2019	533	Insulate	4,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
12/18/2018	Meas/Inspect	DGM	D Mann
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
11/10/2000	Hearing Chag	264	PATRIOT
11/19/1999	Measured	256	PATRIOT
11/9/1999	Mailer Sent		
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9984		Sq. Ft.	Site		0	70.	0.68	4			Topo	-5					478,479						478,500	

Total AC/HA: 0.22920 | Total SF/SM: 9984 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,479 | Spl Credit | Total: 478,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06999993
Const Adj.:	0.96616441
Adj $ / SQ:	129.224
Other Features:	106000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488889
Depreciation:	129067
Depreciated Total:	359822

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 6				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

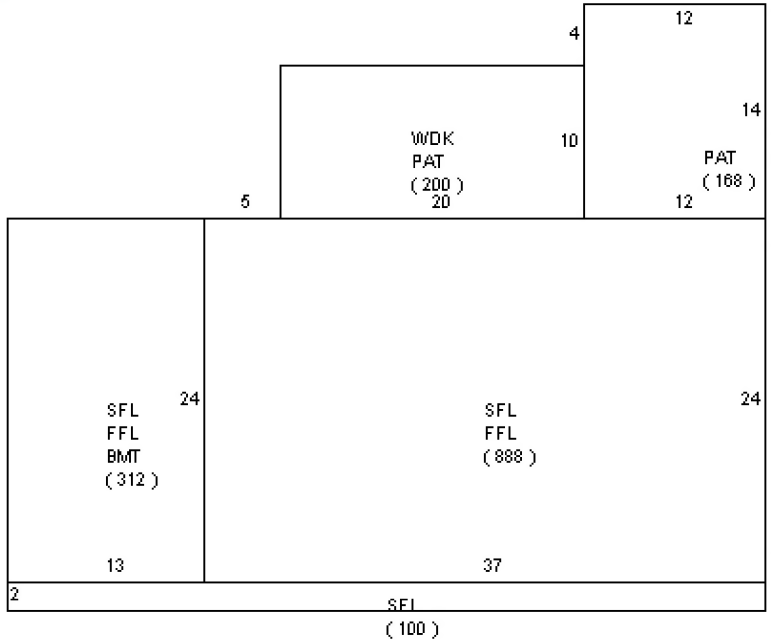
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	142.15
Special Features:	0	Val/Su Net:	106.45
Final Total:	359800	Val/Su SzAd	143.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,300	129.220	167,992
FFL	First Floor	1,200	129.220	155,069
PAT	Patio	368	3.160	1,162
BMT	Basement	312	38.770	12,095
WDK	Deck	200	10.630	2,126
	Net Sketched Area:	3,380	Total:	338,444
Size Ad	2500	Gross Are	3380	FinArea 2500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

099.0-0003-0010.A

IMAGE

AssessPro Patriot Properties, Inc